

Hayes Township Planning Commission Regular Meeting

May 20, 2014

The regular meeting of the Hayes Township Planning Commission was called to order 7:30 p.m. at the Hayes Township Hall, 09195 Old US 31, Charlevoix.

Planning Commission members present were Marilyn Morehead, Doug Kuebler, Ed Bajos Cliff Biddick and Pat Phillips. Jim Rudolph and Steve Wilson were absent. Also present was Marlene Golovich, secretary, Ron VanZee, zoning administrator, Jenny Downey and Cheryl Downey.

No public comments unrelated to agenda items.

The Planning Commission members reviewed the minutes from the April 15, 2014 regular meeting. Pat Phillips made a motion, supported by Ed Bajos to accept the minutes as written. Motion carried unanimously.

The Planning Commission members reviewed the minutes from the May 7, 2014 special meeting. Ed Bajos made a motion, supported by Pat Phillips to accept the minutes as corrected. Motion carried unanimously.

Doug Kuebler reported on Township Board activities. Mowing bid was given to B&G. The fire committee has been disbanded. Pincherry Road work is out for bids.

Zoning Administrator, Ron VanZee presented a written report with an oral overview. Ron stated that the Moores PUD has an existing violation. Mr Moore told Ron VanZee that their future plans are to build a new home further back on the lot. The PC asked if there was a way to give him time to tear down the violation with a performance bond and time line in place. It could be a win for the township as an existing non-conforming building would be removed from the shoreland protection strip.

The Planning Commission received suggestions from the Charlevoix County Planning Commission regarding changes that may be needed in the proposed Master Plan. The PC decided to ask Mary Campbell of MC Planning and Design to give them guidance on what changes warrant merit and which changes are not necessary.

Marilyn Morehead made a motion, supported by Ed Bajos to schedule a public hearing to take comment on the proposed Master Plan for June 17, 2014. Motion carried unanimously.

The next regular meeting of the Planning Commission is scheduled for June 17, 2014.

Doug Kuebler made a motion, supported by Ed Bajos to adjourn at 8:10 p.m. Motion carried unanimously.

Respectfully submitted

Marlene Golovich, recording secretary

Steve Wilson Planning Commission Secretary

Minutes approved as written June 17, 2014